



2544 - 2548

Campbell Place

CARLSBAD CA 92009

For Lease

20,000 - 95,000 SF

Two building corporate headquarters/office campus

THE
RMR
GROUP

CBRE

Project Highlights



BRESSI RANCH

Carlsbad's most amenitized location, 23 fast casual and formal eating establishments within a mile radius



BUILDING FLEXIBILITY

Highly flexible and efficient floor plates



SITE AMENITIES

Generous common areas, gym, showers and lockers



STABLE OWNERSHIP

The RMR Group was founded in 1986. Currently, The RMR Group has approx. 30 billion of assets under management including more than 1,400 properties



VISIBILITY

Building top signage available facing Palomar Airport Road with 48,600 cars passing the buildings daily

Building Features



2007 Construction

Approximately **95,000 SF**
two building Corporate Headquarters/office campus

Large **INDOOR/OUTDOOR** amenity area

398 parking stalls (4.2/1,000 SF)

Lease Rate **NEGOTIABLE**

Available **8/1/2019**



Site Plan

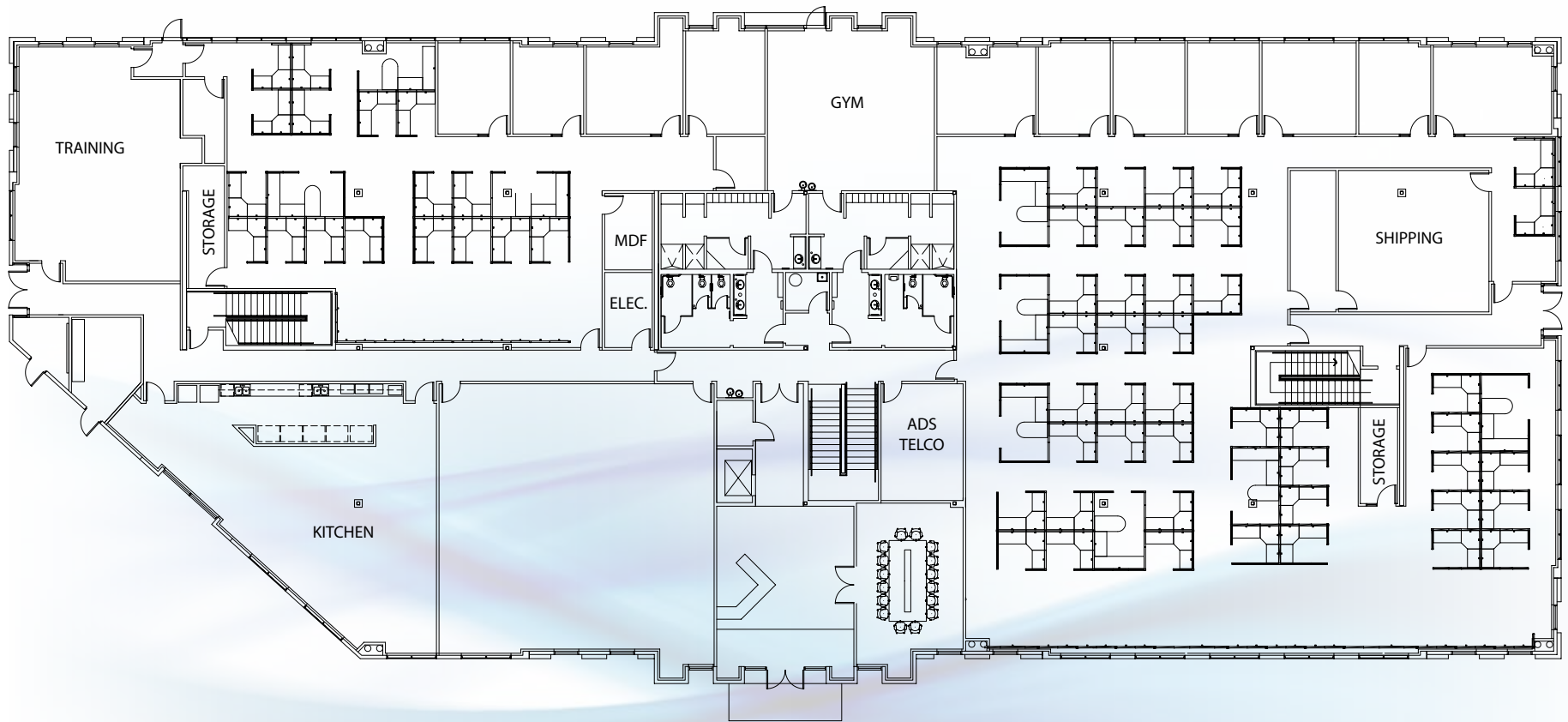




*Proposed Project
Upgrades*

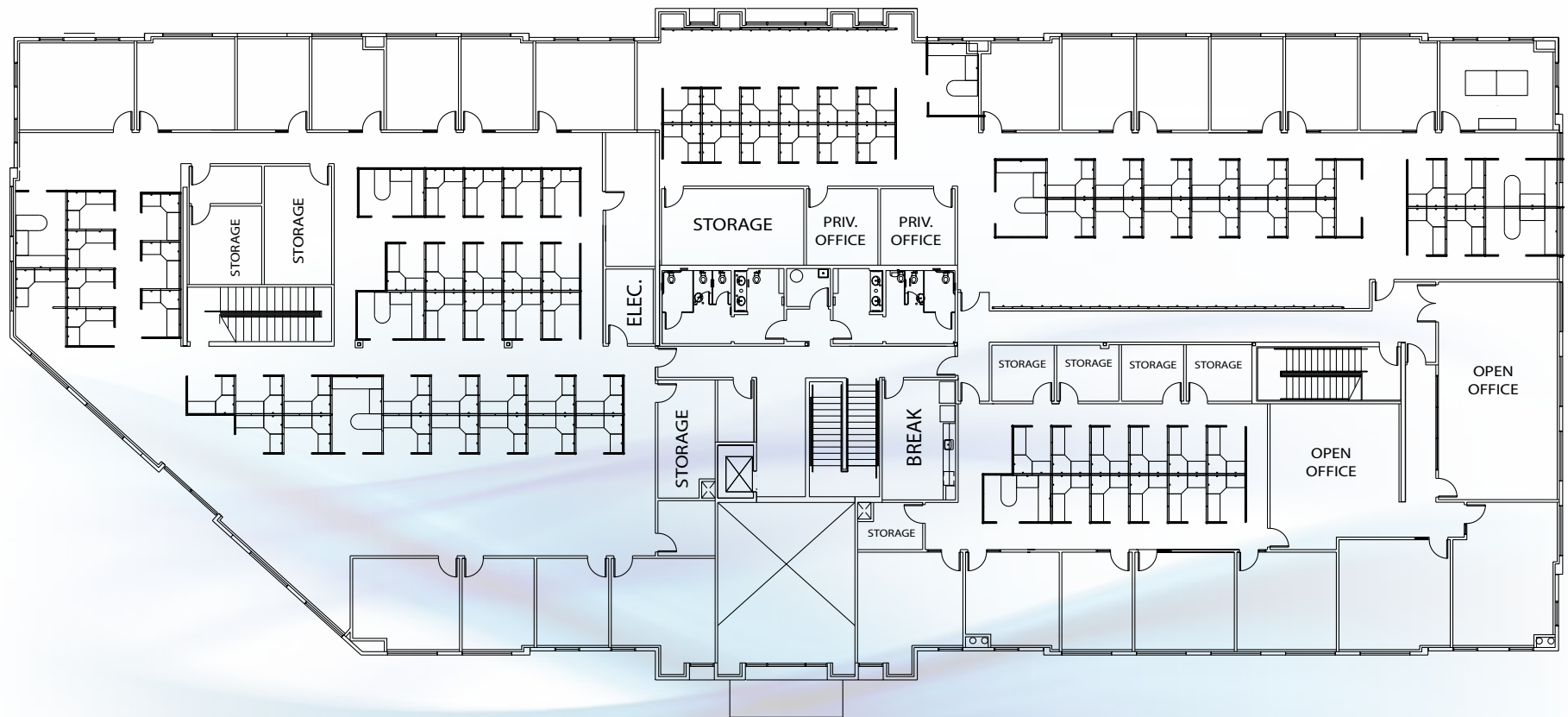
2544 Floor Plan

1ST FLOOR: 23,750 SF



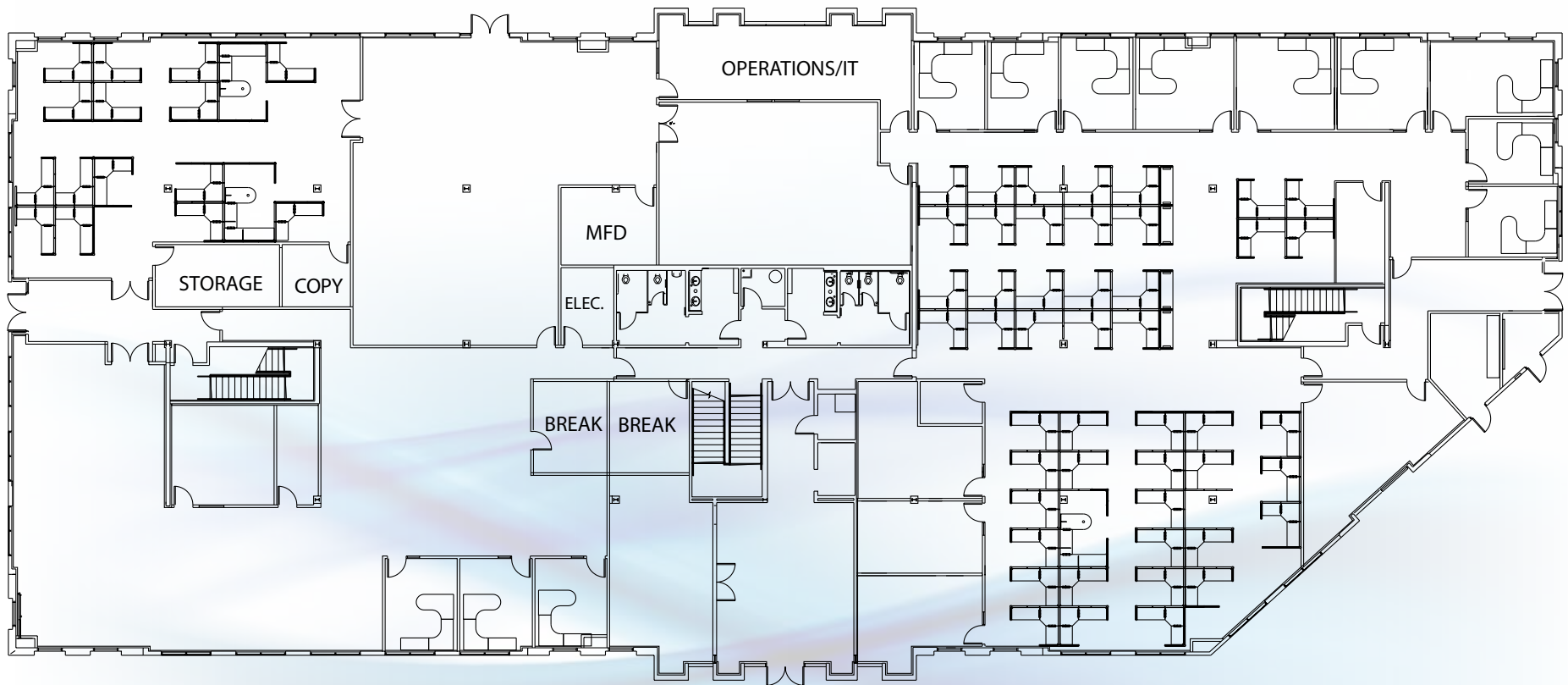
2544 Floor Plan

2ND FLOOR: 23,750 SF



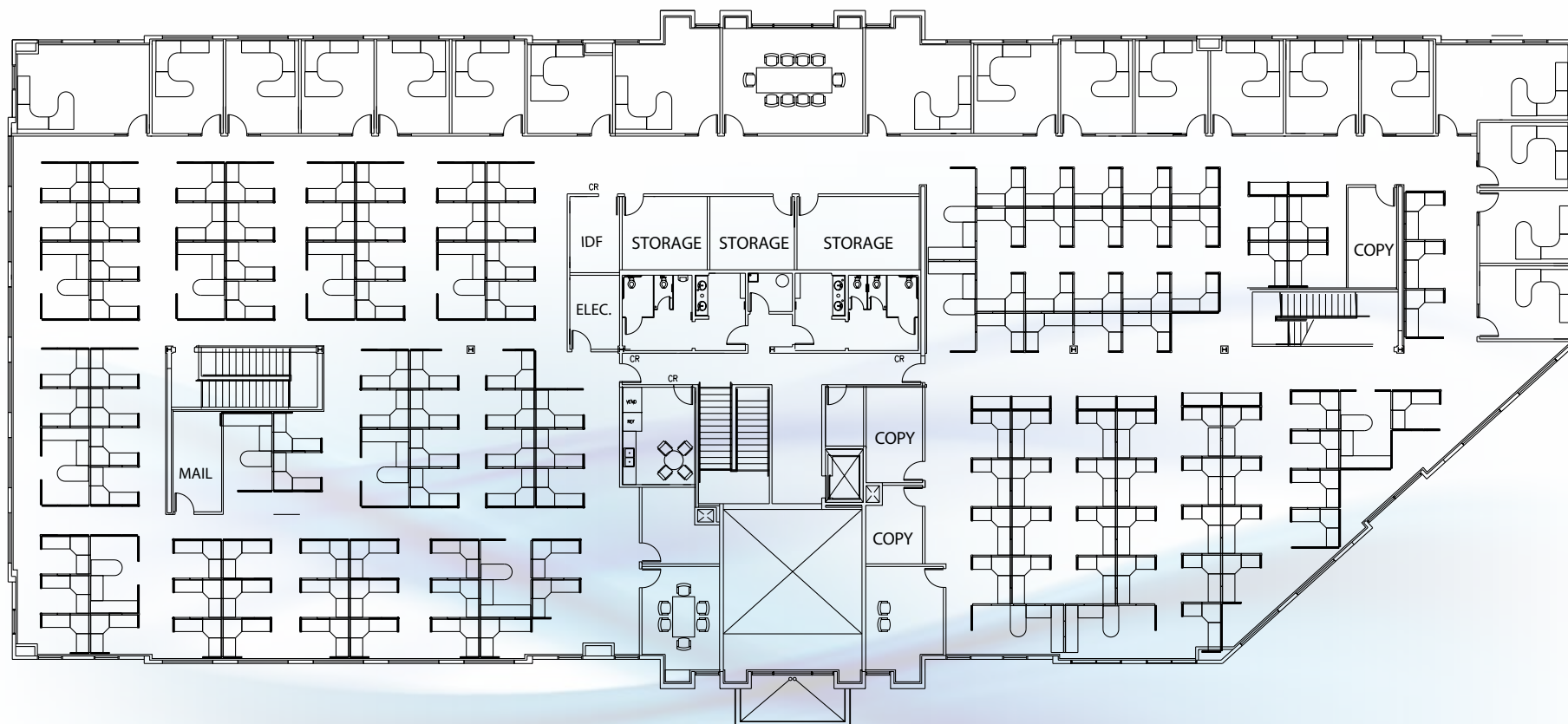
2548 Floor Plan

1ST FLOOR: 23,750 SF



2548 Floor Plan

2ND FLOOR: 23,750 SF



Corporate Neighbors & Amenities




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- 1 Golf Course at Omni La Costa Resort & Spa




- 2 Alga Norte Community Park



- 3






- 4








- 5







Holiday Inn

- 6















- 7

- 8



- 9 Future Retail and Dining

Freeway Accessibility & Drive Times



EL CAMINO REAL

GATEWAY ROAD

PALOMAR AIRPORT ROAD

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DESTINATION	DRIVE TIME
McClellan Palomar Airport	5 minutes
I-5	10 minutes
CA-78	15 minutes
I-15	20 minutes
Downtown San Diego	45 minutes
Orange County	45 minutes
Mexico Border	60 minutes
Los Angeles	75 minutes



Why Carlsbad

BEST PLACE TO LIVE

Named one of the "Best Places to Live 2016," Men's Journal, 2016

BUSINESS GROWTH

#7 Top Business Hubs for Fast Growing Companies (San Diego-Carlsbad-San Marcos), Inc, 2017

BEST STARTUP ENVIRONMENT

#3 Best Place to Launch a Startup in 2018 (San Diego), Rentberry, 2018

BEST CITY FOR JOB SEEKERS

#4 Best City for Job Seekers in California (Carlsbad), CNBC, 2018

BEST FOR ZIP VENTURE CAPITAL

#6 of the Top Ten Zip Codes for Venture Capital Investment in San Diego (Carlsbad), CityLab, 2017

Why Carlsbad



KEY INDUSTRIES



Action
Sports



Life
Sciences



Information &
Communications Technology



Clean
Technology

EMERGING INDUSTRIES

Medical devices

Robotics

Hospitality and tourism

TOP OCCUPIERS

Viasat

ThermoFisher
SCIENTIFIC

TaylorMade

Callaway

GENOPTIX

GIA
GEMOLOGICAL INSTITUTE OF AMERICA

Nordson

IONIS
PHARMACEUTICALS

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LARRY CAMBRA

First Vice President

+1 760 438 8538

larry.cambra@cbre.com

Lic. 01492381

ROGER CARLSON

Senior Vice President

+1 760 438 8533

roger.carlson@cbre.com

Lic. 01236185

CBRE, INC.

5780 Fleet St #100

Carlsbad, CA 92008

+760 438 8500

www.cbre.com/sdnorth

THE
RMR
GROUP

CBRE

CBRE, INC.
Broker Lic. 00409987

www.cbre.com/sdnorth

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